

AMENDED IN SENATE AUGUST 3, 2010

AMENDED IN SENATE JUNE 23, 2010

AMENDED IN SENATE JUNE 16, 2010

AMENDED IN ASSEMBLY APRIL 26, 2010

AMENDED IN ASSEMBLY MARCH 24, 2010

AMENDED IN ASSEMBLY MARCH 15, 2010

CALIFORNIA LEGISLATURE—2009–10 REGULAR SESSION

## **ASSEMBLY BILL**

**No. 1809**

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**Introduced by Assembly Member Smyth**

February 10, 2010

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An act to add Chapter 9.4 (commencing with Section 7199.5) to Division 3 of the Business and Professions Code, relating to home inspections.

### LEGISLATIVE COUNSEL'S DIGEST

AB 1809, as amended, Smyth. Home inspections: energy audits.

Existing law provides that it is the duty of a home inspector, as defined, who is not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer, to conduct a home inspection, as defined, with the degree of care that a reasonably prudent home inspector would exercise. Existing law provides that a home inspection may include an inspection of energy efficiency, if requested by the client. Under existing law, a home inspection report is a written report consisting of specified information that is prepared for a fee and is issued after a home inspection.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

7199.7. It is the intent of the Legislature that a Home Energy  
Rating System (HERS) California home energy audit may, at the

1 request of the client, be performed ~~during escrow~~ by a home  
2 inspector who meets the requirements of Article 8 (commencing  
3 with Section 1670) of Chapter 4 of Division 2 of Title 20 of the  
4 California Code of Regulations.

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